076.0	0003	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	928,300	/	928,300
USE VALUE:	928,300	/	928,300
ASSESSED:	928,300	/	928,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		BAKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPLAN DAVID S & JESSICA C
Owner 2:	
Owner 3:	
Street 1:	22 BAKER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HENDREN BRADLEY T -
Owner 2:	HENDREN SARA JANE -
Street 1:	22 BAKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 2424 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11264.000	397,800		530,500	928,300
Total Card	0.259	397,800		530,500	928,300
Total Parcel	0.259	397,800		530,500	928,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.96 /Parcel: 382.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48022

GIS Ref

GIS Ref

Insp Date 10/08/18

!6327!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	397,800	0	11,264.	530,500	928,300		Year end	12/23/2021
2021	101	FV	383,900	0	11,264.	530,500	914,400		Year End Roll	12/10/2020
2020	101	FV	383,900	0	11,264.	530,500	914,400	914,400	Year End Roll	12/18/2019
2019	101	FV	318,400	0	11,264.	492,600	811,000	811,000	Year End Roll	1/3/2019
2018	101	FV	318,400	0	11,264.	492,600	811,000	811,000	Year End Roll	12/20/2017
2017	101	FV	318,400	0	11,264.	432,000	750,400	750,400	Year End Roll	1/3/2017
2016	101	FV	318,400	0	11,264.	394,100	712,500	712,500	Year End	1/4/2016
2015	101	FV	293,300	0	11,264.	348,600	641,900	641,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:43:06

LAST REV

Date	Time
02/12/19	12:51:08
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDREN BRADLEY	59404-434		6/28/2012		637,000	No	No		
VIOLA RAYMOND A	53124-472		7/1/2009		542,800	No	No		
	12434-241		5/16/1973		35,000	No	No		N

USER DEFINED

Prior Id # 1:	48022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2016	530	New Wind	5,950	O				replace 3 skylight
7/9/2003	552	Siding	21,000					new windows also
3/14/2002	154	Re-Roof	5,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
9/28/2012	MLS	EMK	Ellen K
3/20/2009	Inspected	189	PATRIOT
12/19/2008	Measured	163	PATRIOT
10/8/2008	MEAS&NOTICE	HS	Hanne S
6/22/2005	Permit Visit	BR	B Rossignol
3/11/2004	External Ins	BR	B Rossignol
11/17/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11264		Sq. Ft.	Site		0	70.	0.67	12									530,545						530,500	

Total AC/HA:	0.25859	Total SF/SM:	11264	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 530,545	Spl Credit	Total: 530,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17710841
Const Adj.:	1.00500000
Adj $ / SQ:	130.129
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416937
Depreciation:	19179
Depreciated Total:	397758

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

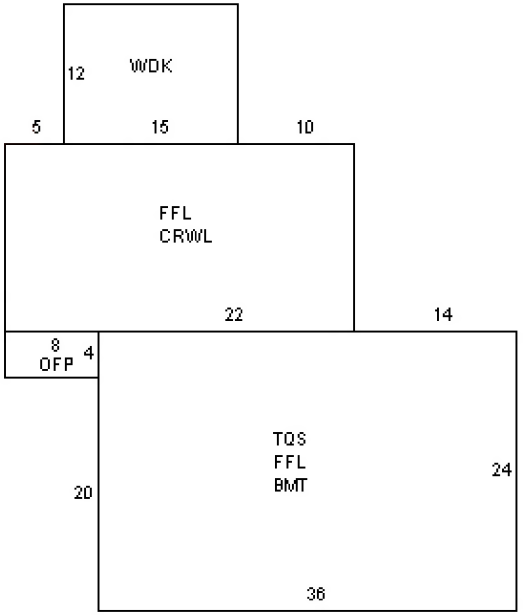
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.13
Special Features:	0	Val/Su Net:	112.12
Final Total:	397800	Val/Su SzAd	199.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,344	130.130	174,894
BMT	Basement	864	58.560	50,594
TQS	3/4 Story	648	130.130	84,324
CRWL	Crawl Space	480	19.520	9,369
WDK	Deck	180	11.610	2,090
OFP	Open Porch	32	44.220	1,415
	Net Sketched Area:	3,548	Total:	322,686
Size Ad	1992	Gross Area	3764	FinArea 2424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: